

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Arnside

£350,000

High Bank, 25 Silverdale Road, Arnside, Cumbria, LA5 0AH

High Bank is an attractive and characterful stone built Victorian home which has retained interesting period features from its origins as a coach house. Located centrally in the highly desirable village of Arnside, an area of outstanding natural beauty, and boasts far reaching views over the Estuary to the fells beyond.

Quick Overview

Stunning Panoramic Estuary and Fell Views

Traditional Features

Central Village Location

Plentiful Off Road Parking

Three Bedroom Mid Terrace

Easy to Maintain Patio Garden

Characterful Stone Built Home

Arnside and Silverdale AONB

Attractively Presented

Ultrafast 1000Mbps Available*



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Ultrafast



Off Road
Parking

Property Reference: AR2476



Living Room



Living Room



Wood Burner



Kitchen

Property Overview

Enter through the porch into the spacious living area with high ceilings and stripped wooden floor boards. A wood burner with slate hearth and wooden mantle is an attractive focal point and perfect for cosy nights in. Quirky original features like the little window in the wall to the kitchen and a section original red and black clay floor tiles provide plenty of character. An attractive square bay window allows plenty of natural light and overlooks the front garden.

Continue through to the kitchen at the back of the property with dual aspect windows overlooking the rear garden. In the characterful practical kitchen, there is range of cream wall and base units, wooden worktops with sunken butler sink and slate upstands. Also included is a Belling Range cooker with an electric oven and induction hob. The wall mounted open display shelves with plate rack, traditional ceiling mounted clothes dryer and the original stone flagged floor provide that sense of character that continues throughout the house.

From the spacious landing on the first floor, a corridor leads to the delightful first bedroom with stripped floorboards and high ceilings with coving. A fireplace with slate hearth and Victorian style cast iron surround adds to the character and provides the option of an open fire if desired.

The spacious family bathroom, also on the first floor, benefits from both a large shower and bath, basin and toilet. The walls are partially tiled in attractive limestone effect tiles. Next to the bathroom is a handy W.C with an additional toilet.

The painted wooden steps continue up to a galleried landing on the second floor where the second and third bedrooms are located. Both bedrooms boast fantastic open views to the Kent Estuary and Fells beyond and again benefit from the stripped flooring. The second bedroom also has the advantage of fitted wardrobes. A large loft space provides an abundance of storage.

In summery, the Coach House is a characterful property full of period charm and benefitting from amazing views.



Living Room



Kitchen



Landing



Bedroom Two



Bedroom Three



Family Bathroom

Outside

To the front of the property there is a driveway providing off road parking. The rear garden has a cobbled and paved patio surrounded by traditional stone walling and borders with a variety of shrubs and plants. There is a handy timber shed, stone built outhouse, log store and exterior water tap. This south facing garden is a real sun trap and is the perfect spot to enjoy the outstanding views over the roof tops to the Kent Estuary and Lakeland Fells beyond.

Please note that the properties either side have a right of way across the drive of The Coach House to access their own driveways.

Location

High Bank boasts a central village location with village amenities, the waterfront and the famous Arnside Knott all a short walk away. Arnside benefits from a train station, a primary school, a doctors surgery, a dentist, a library, a sailing club hosting regular live music nights and a park with playground, tennis courts, bowling club, cricket club and football club. Indeed there are many wide ranging clubs and activities for those looking to get involved in the thriving local community. Arnside is perfectly positioned with easy access to the M6, The Lake District and The Yorkshire Dales National Park. The train station gives easy access to Preston, Manchester and London to the South, Ulverston and the West Coast or Carlisle and Glasgow to the North.

Directions - On entering Arnside under the railway bridge turn right onto Station Road, proceed along the Promenade and follow the road round to the left at the Albion Public House and continue up Silverdale Road. High Bank can be found on the left just after the bend in the road with number 25 being the middle house.

What3Words: [///signs.pining.dustbin](https://www.what3words.com/?q=///signs.pining.dustbin)



Bedroom One



Patio Garden



Views



2018 Ordnance Survey 00761455



Views

Accommodation (with approximate dimensions)

Ground Floor

Kitchen 16' 5" x 14' 5" (5m x 4.39m)

Living Room 22' 11" x 13' 7" (6.99m x 4.14m)

First Floor

Bedroom One 15' 1" x 13' 8" (4.6m x 4.17m)

Second Floor

Bedroom Two 13' 2" x 9' 0" (4.01m x 2.74m)

Bedroom Three 9' 5" x 9' 5" (2.87m x 2.87m)

Loft Space 13' 11" x 9' 6" (4.24m x 2.9m)

Property Information

Services Mains gas, electricity, water and drainage.

Council Tax Band South Lakeland District Council Band 'D'

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Arnside Office.

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 01524 761806
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Joanne Jordan-Wall

Sales Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Elizabeth McGonagle

Viewing Team

Tel: 01524 761806
arnsidesales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 761806** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd The Promenade, Arnside, Cumbria, LA5 0HF | Email: arnsidesales@hackney-leigh.co.uk

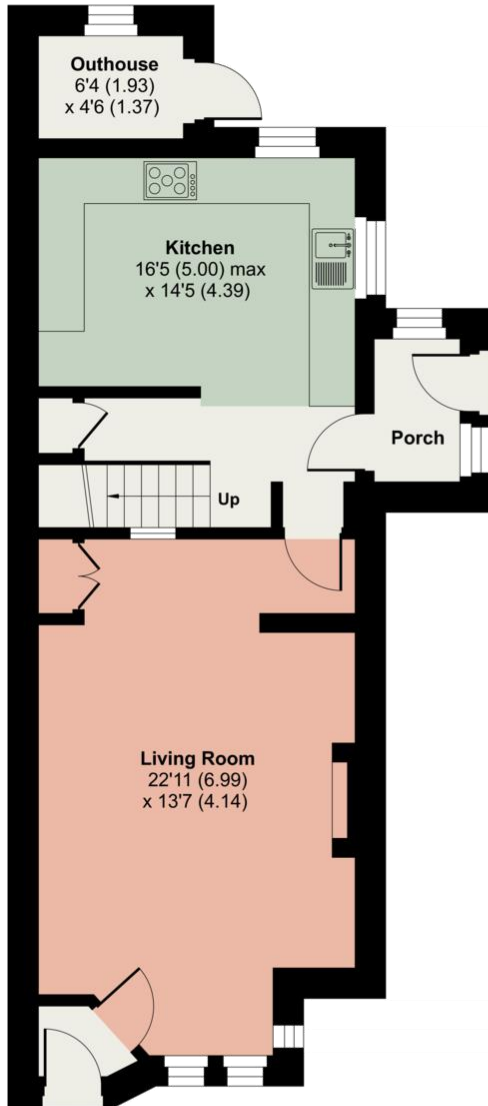
Silverdale Road, Arnside, LA5

Approximate Area = 1512 sq ft / 141 sq m (excludes void)

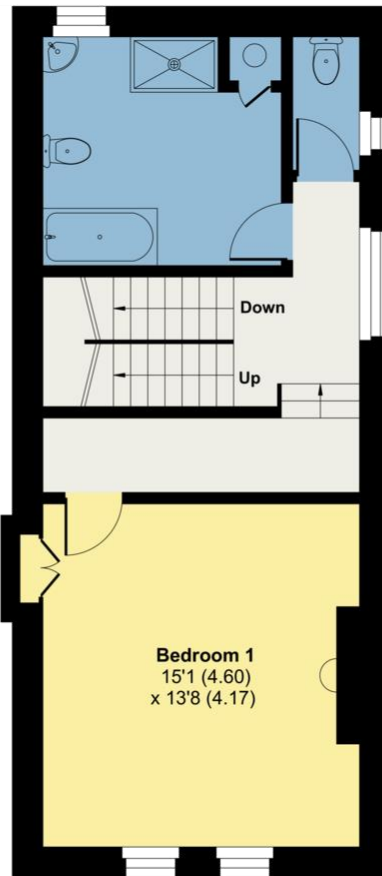
Outbuilding = 29 sq ft / 3 sq m

Total = 1541 sq ft / 143 sq m

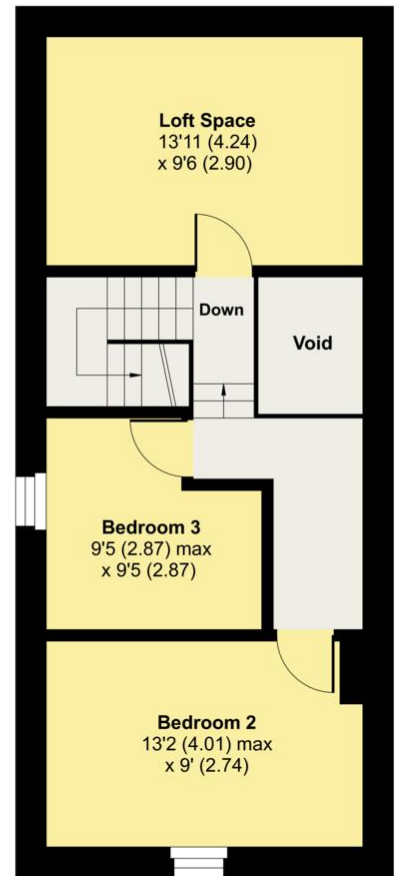
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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